Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale						
119/80 CHELTENHAM ROAD DANDENONG VIC 3175						
	c.gov.a	u/underquoting	(*Delete sin	gle price	e or range a	as applicable)
		or range between	\$260,0	\$260,000		\$285,000
Median sale price (*Delete house or unit as applicable)						
\$435,000	Property type		Unit	Unit		Dandenong
01 Feb 2023	to	to 31 Jan 2024 So		Source	Corelogic	
Comparable property sales (*Delete A or B below as applicable) A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale. Address of comparable property Price Date of sale						
	pplicable) \$435,000 01 Feb 2023 sales (*Delete Abort's representative	pplicable) \$435,000 Proposales (*Delete A or B) proposales (*Delete A or B) proposales sold within two ent's representative considerations.	119/80 CHELTENHAM ROAD DAN ce see consumer.vic.gov.au/underquoting	119/80 CHELTENHAM ROAD DANDENONG ce see consumer.vic.gov.au/underquoting (*Delete sin or range between \$260,0 pplicable) \$435,000 Property type Unit 01 Feb 2023 to 31 Jan 2024 sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for the property	119/80 CHELTENHAM ROAD DANDENONG VIC 32 ce see consumer.vic.gov.au/underquoting (*Delete single price or range between \$260,000 pplicable) \$435,000 Property type Unit 01 Feb 2023 to 31 Jan 2024 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the property to the price of the property to the price of the property for sale in the property to the price of the property for sale in the property to the price of the property for sale in the property to the price of the property for sale in the property to the price of the property for sale in the property to the price of the property for sale in the property to the price of the property for sale in the property to the price of the property for sale in the property to the price of the property to the pr	119/80 CHELTENHAM ROAD DANDENONG VIC 3175 ce see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$260,000 & pplicable) \$435,000 Property type Unit Suburb 01 Feb 2023 to 31 Jan 2024 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's property for

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were

sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 29 February 2024



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